



MASSACHUSETTS DEPARTMENT OF
CONSERVATION AND RECREATION

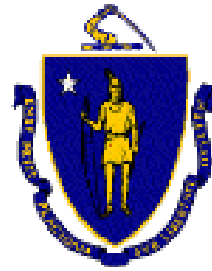
War Memorial Tower Repairs and Improvements

Mount Greylock State
Reservation



DCR Public Meeting

Wednesday, August 12, 2015, 6:30pm – 8:00 pm
West Regional Office, 740 South Street, Pittsfield



Commonwealth of Massachusetts

Governor

Charles D. Baker

Lieutenant Governor

Karyn E. Polito

Energy and Environmental Secretary

Matthew A. Beaton

Department of Conservation and Recreation Commissioner

Carol I. Sanchez



DCR Mission Statement

*To protect, promote and enhance our
common wealth of natural, cultural
and recreational resources
for the well-being of all.*

Purpose of Meeting

- Present overview of project goals
- Review strategy for repairing tower and improving universal access
- Introduce contractor and present construction timetable and impacts
- Q & A/Discussion



Previous Greylock Improvements

2006-2009

Historic Parkway Rehabilitation \$21,000,000

2009-2013

Interpretive Development \$ 1,076,000

2012-2013

Visitor Center Rehabilitation \$ 450,000

TOTAL \$22,526,000



Visitor Center exhibits (2013)

War Memorial Tower – History

- Memorial to war veterans proposed for Charles River Basin and Greylock in 1929
- Designed by Boston architects Maginnis and Walsh, to “take the form of a beacon.”
- Constructed 1931-32
- Dedicated in 1933



War Memorial Tower – History

- Chronic problems with moisture, mortar and maintenance since completion.
- Problems are related to extreme climate conditions at summit
- Design of tower encourages moisture infiltration



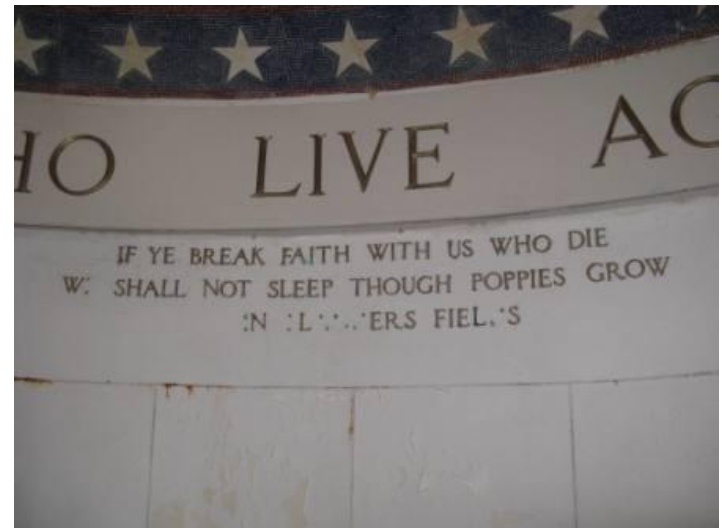
War Memorial Tower – Issues

- Climate has taken its toll on the Tower since last repair
- Damage to exterior granite and deterioration of sealants and mortar



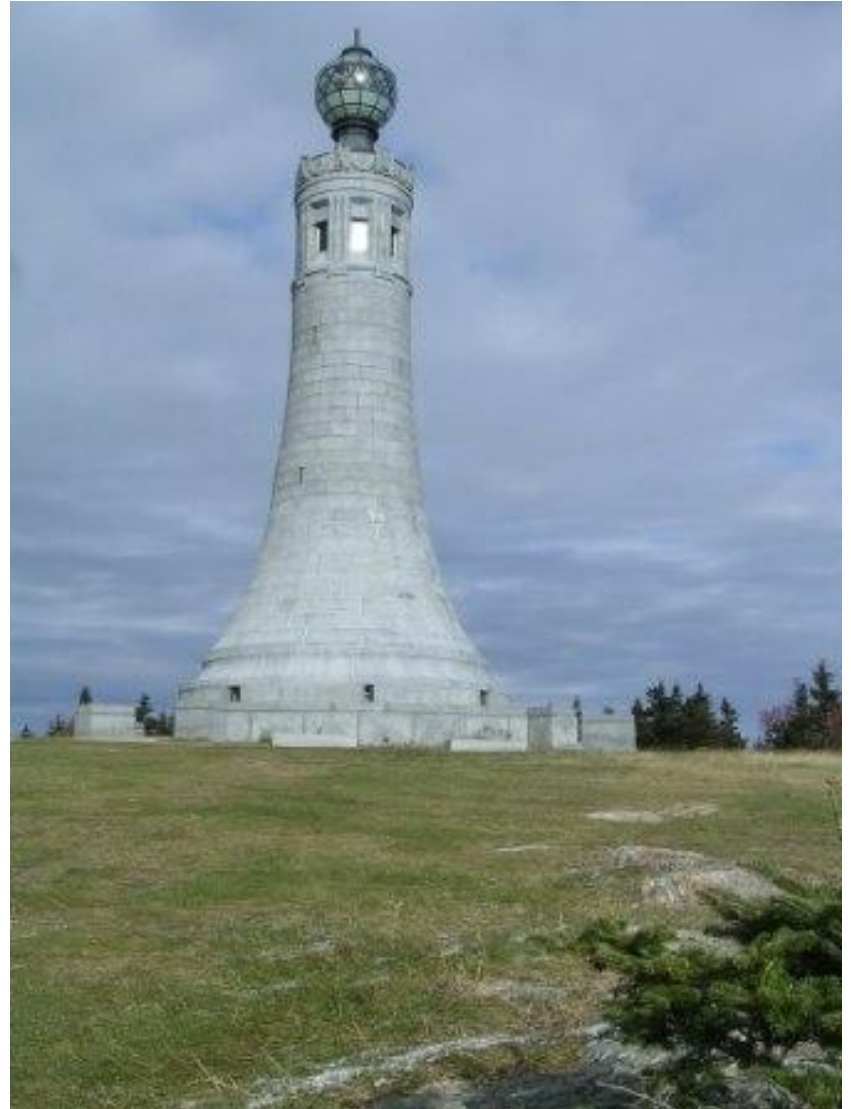
War Memorial Tower – Issues

- Water infiltration to the interior has worsened over last 5 years
- Damage to interior finishes and electrical systems led to closing of Tower in 2013
- DCR hired DHK Architects in 2012 to study tower and recommend repairs that would improve upon the previous attempts to solve issues.



Project Goals

- Address public safety issues
- Introduce repairs that better account for climatic conditions at summit
- Include upgrades in energy efficiency



Project Goals

- Protect historic integrity of tower
- Provide independent access to memorial chamber for persons of all abilities
- Enhance interpretation of views and memorial function





Costs and Funding

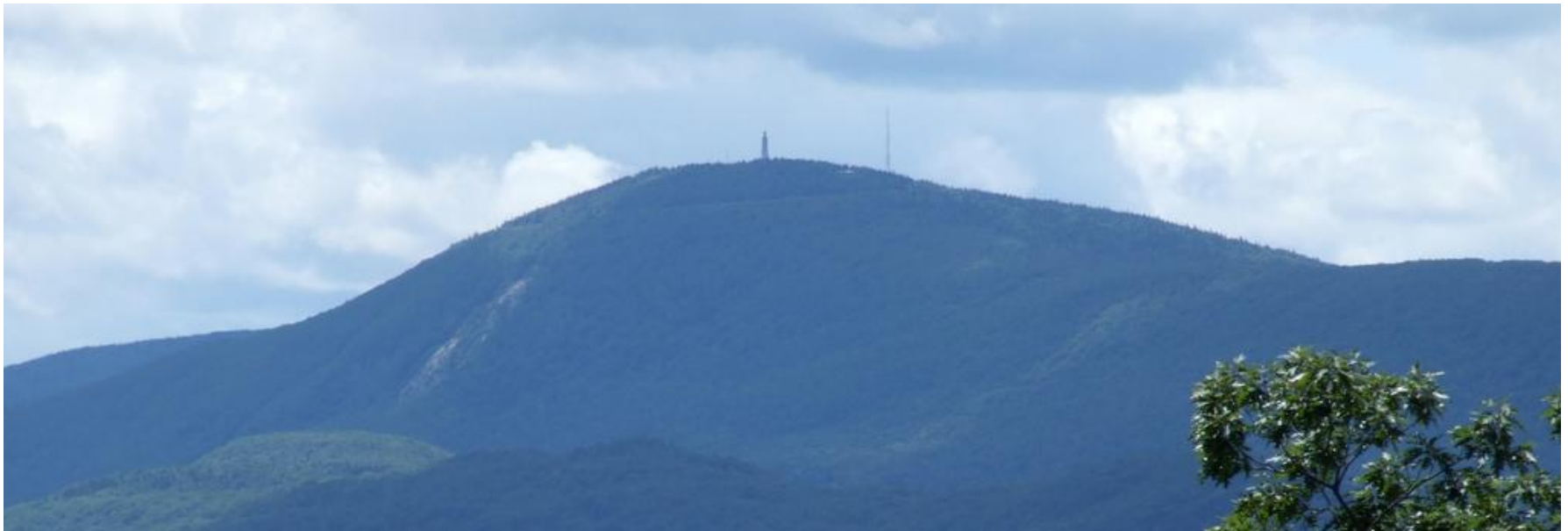
Design and Construction: \$2.58 million

Funding Sources

\$1.4 million Executive Office of Energy and Environmental Affairs

\$800,000 Federal Scenic Byways Grant

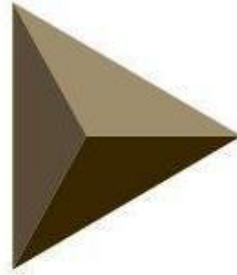
\$380,000 Department of Conservation and Recreation



Design Consultant Team

**DHK**

ARCHITECTS



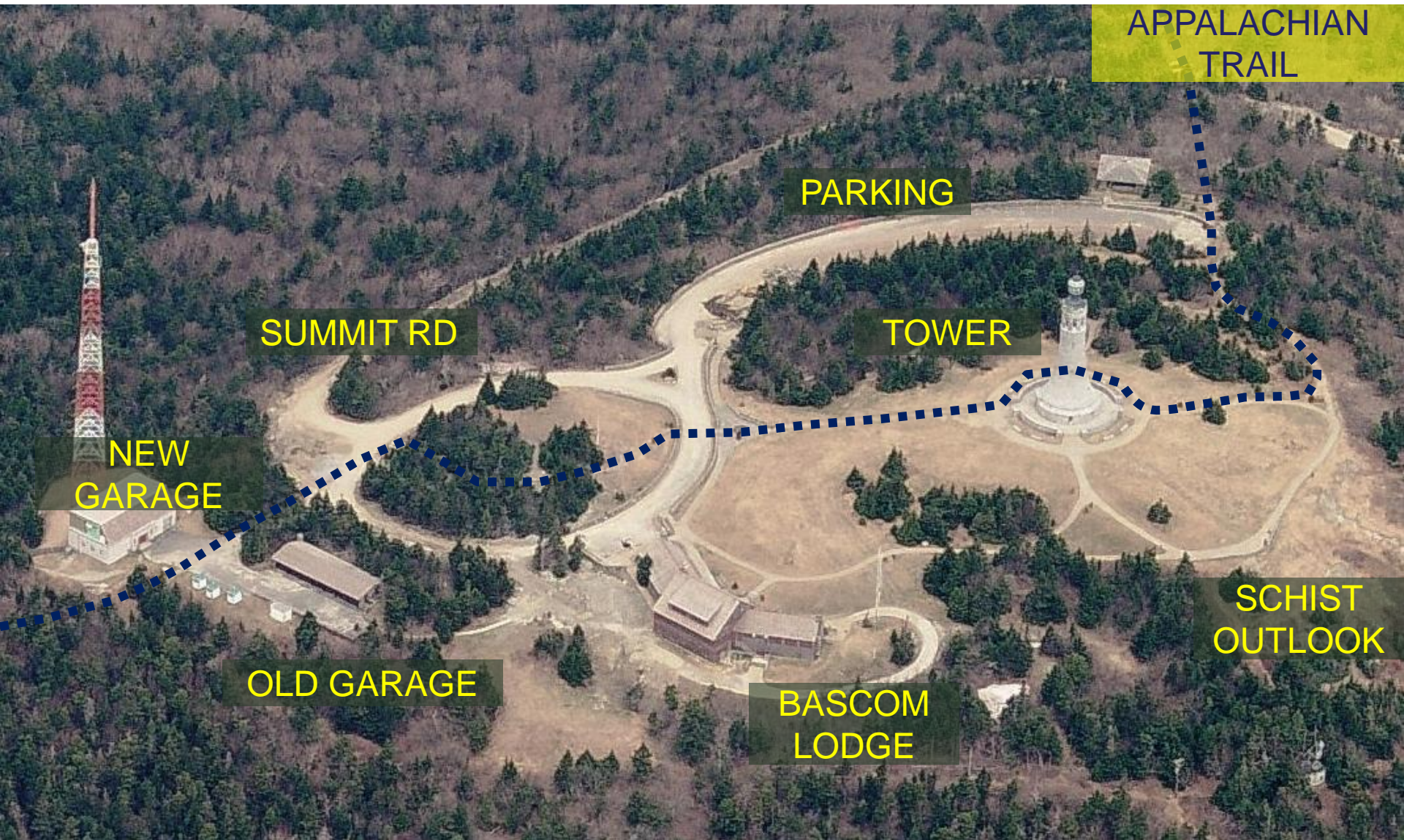
SIMPSON GUMPERTZ & HEGER

**Cardno**
Shaping the Future

- Preservation
- Building Envelope
- Finish Restoration
- Accessibility



MASSACHUSETTS DEPARTMENT OF
CONSERVATION AND RECREATION



Existing Conditions

- Water infiltration issues



INSIDE WALL CAVITIES



SURROUNDING INFRASTRUCTURE



Existing Conditions

- Water infiltration issues
- Chamber finishes do NOT hold up



PLASTER FAILS TO STAY ON



UNIQUE SUMMIT MICROCLIMATE



Existing Conditions

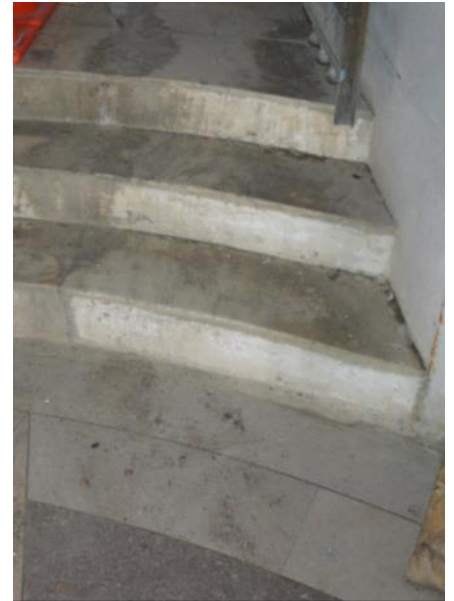
- Water infiltration issues
- Chamber finishes do NOT hold up
- Accessibility improvements needed



TOWER ENTRANCE

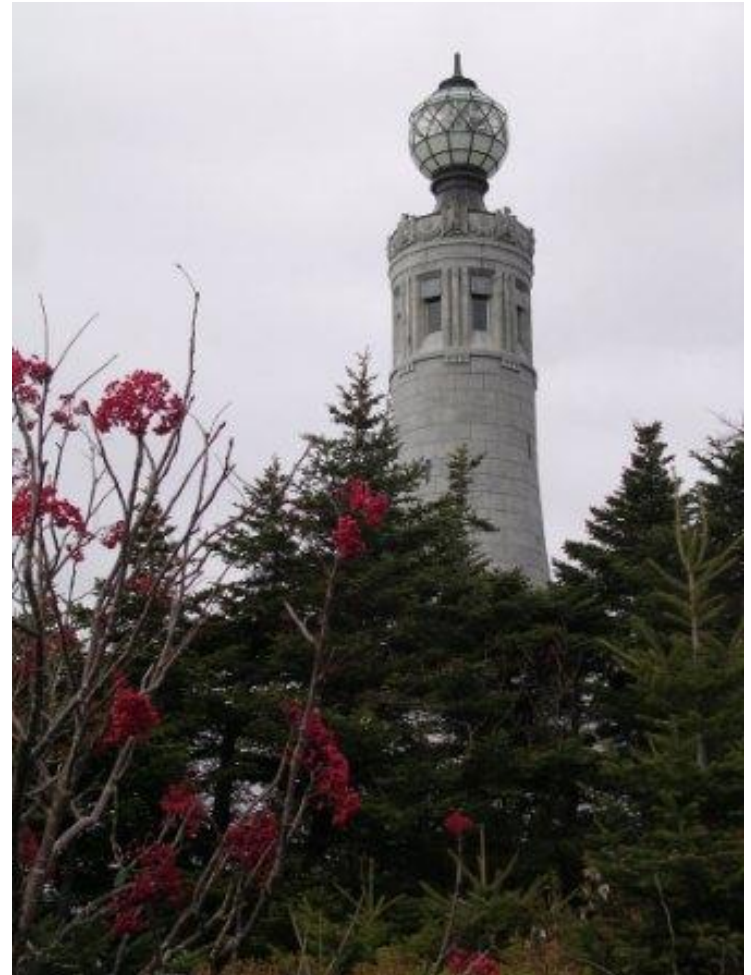


CHAMBER EXPERIENCE



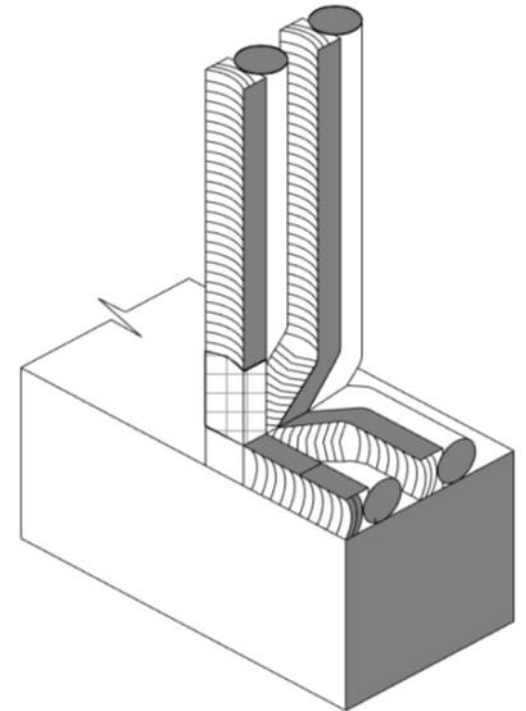
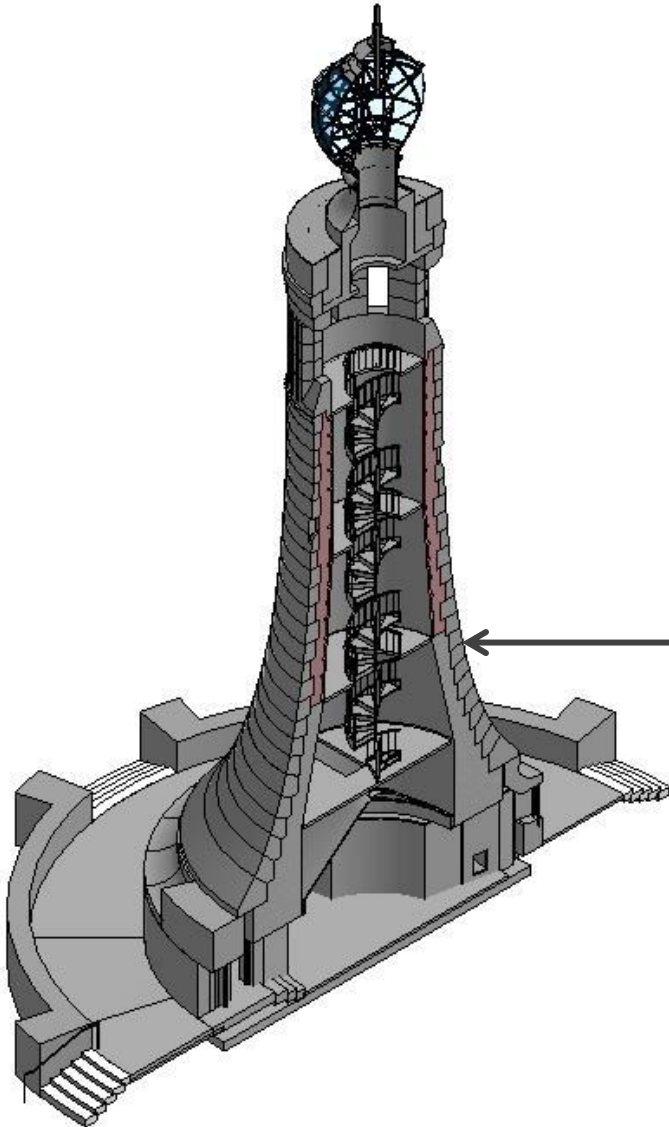
Design – Guiding Principles

- Reduce the amount of water infiltration
- Account for extreme summit climate
- Secretary of Interior's Standards for Rehabilitation



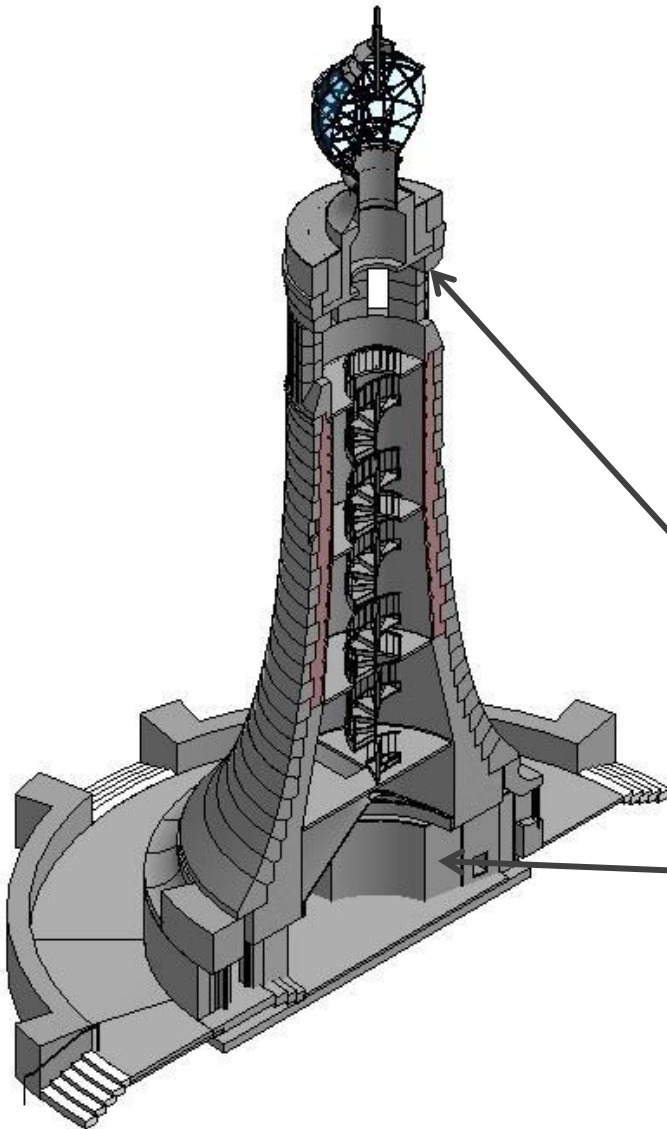
Proposed Repairs & Improvements

- Masonry double sealants



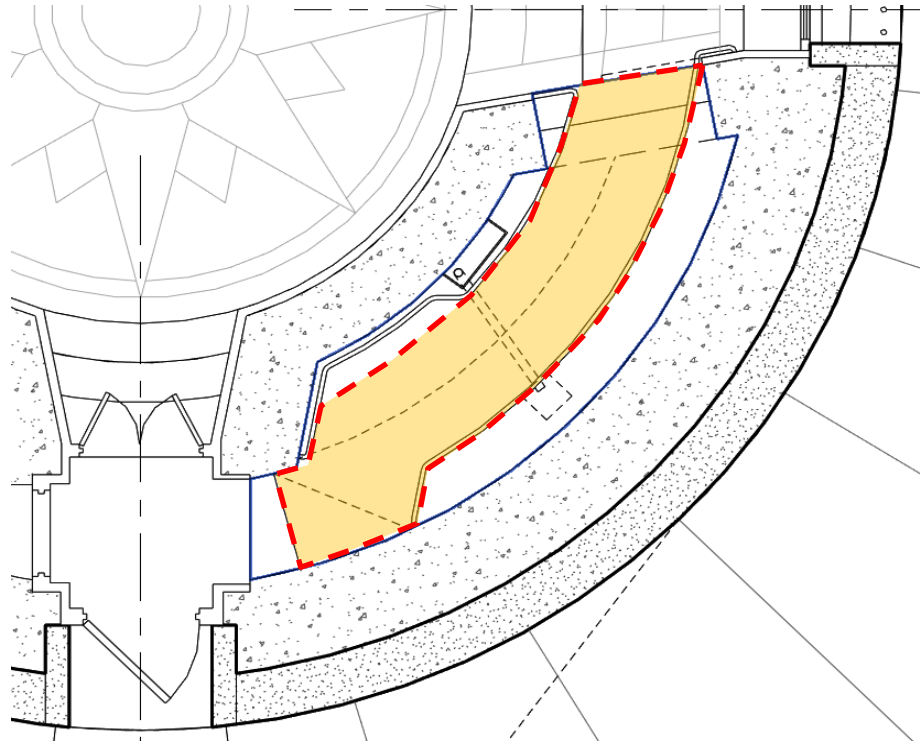
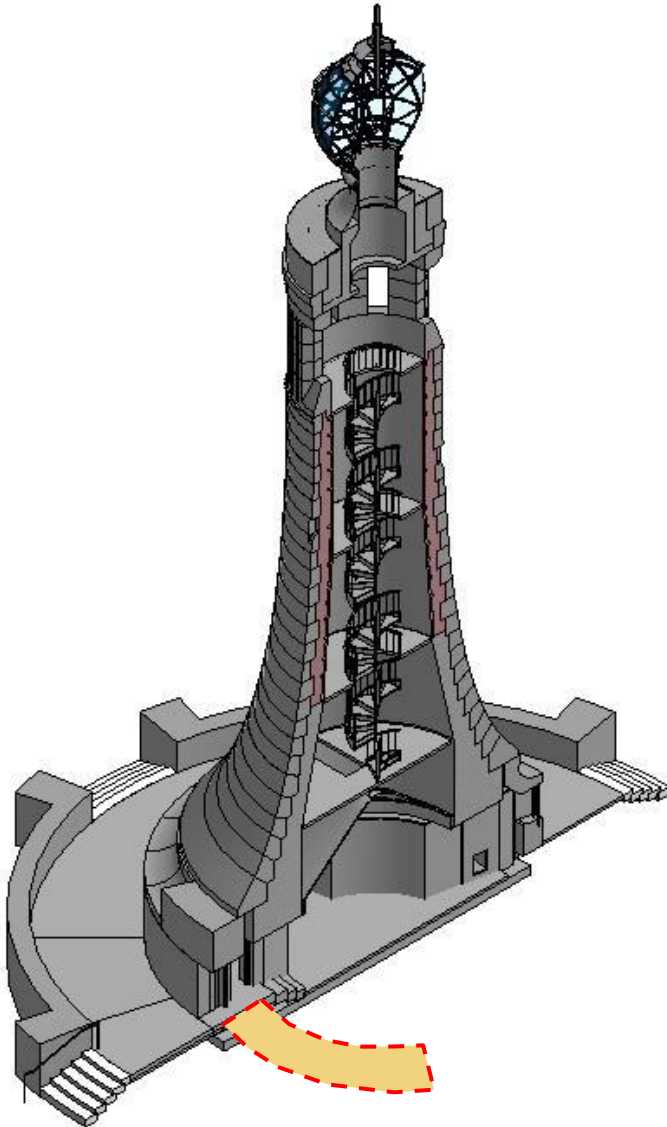
Proposed Repairs & Improvements

- Masonry double sealants
- New dehumidifier and repaired fans

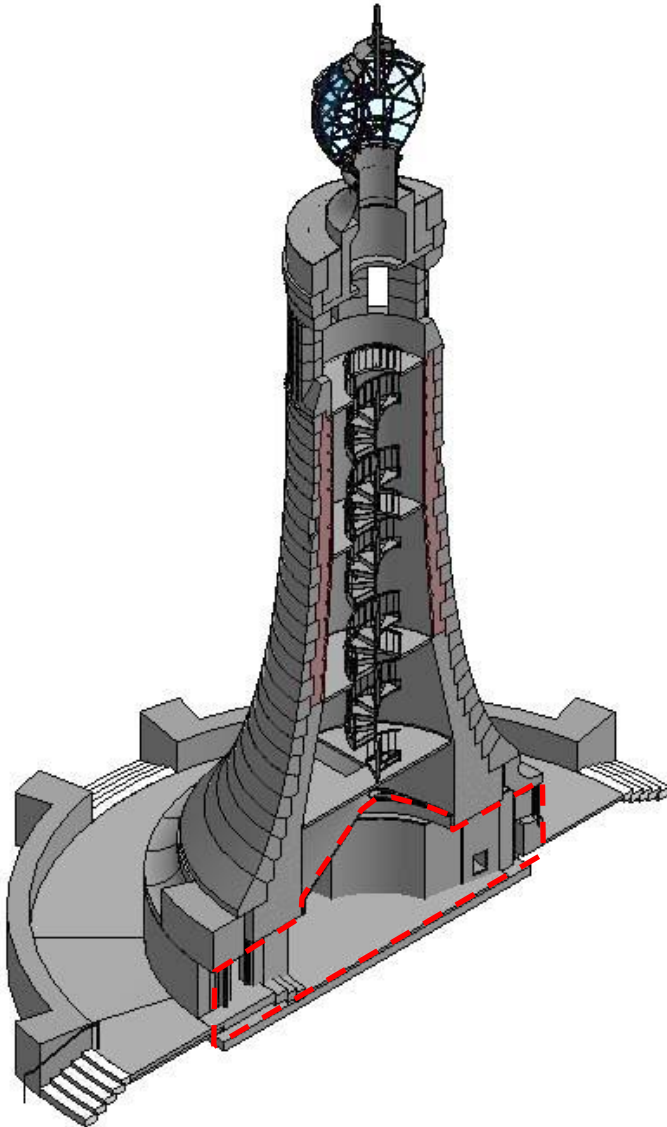


Proposed Repairs & Improvements

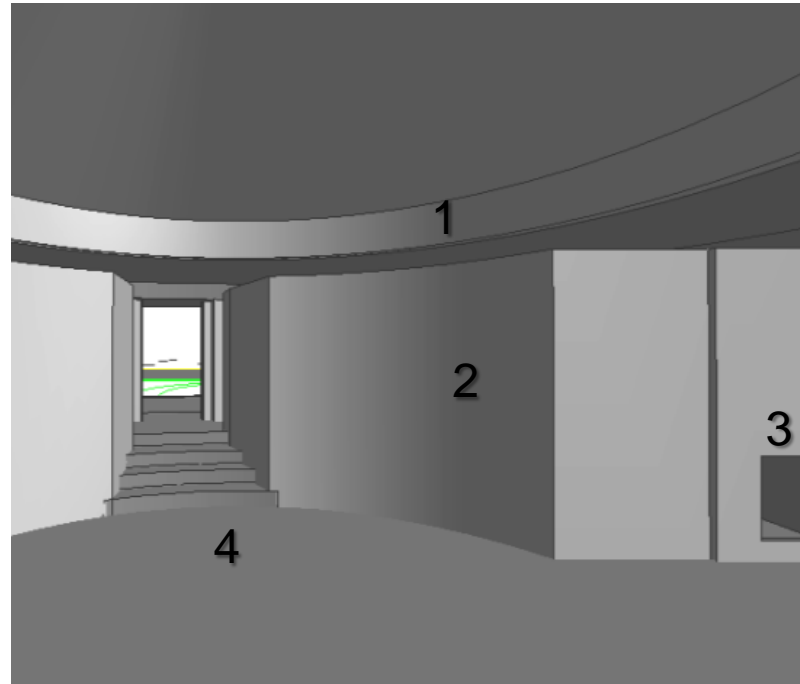
- Masonry double sealants
- Dehumidifier & Fans
- New access ramp



Proposed Repairs & Improvements



- Chamber Finishes:
Marble Frieze (1); Stucco Walls (2);
Bronze Grilles (3); Marble Floor (4)





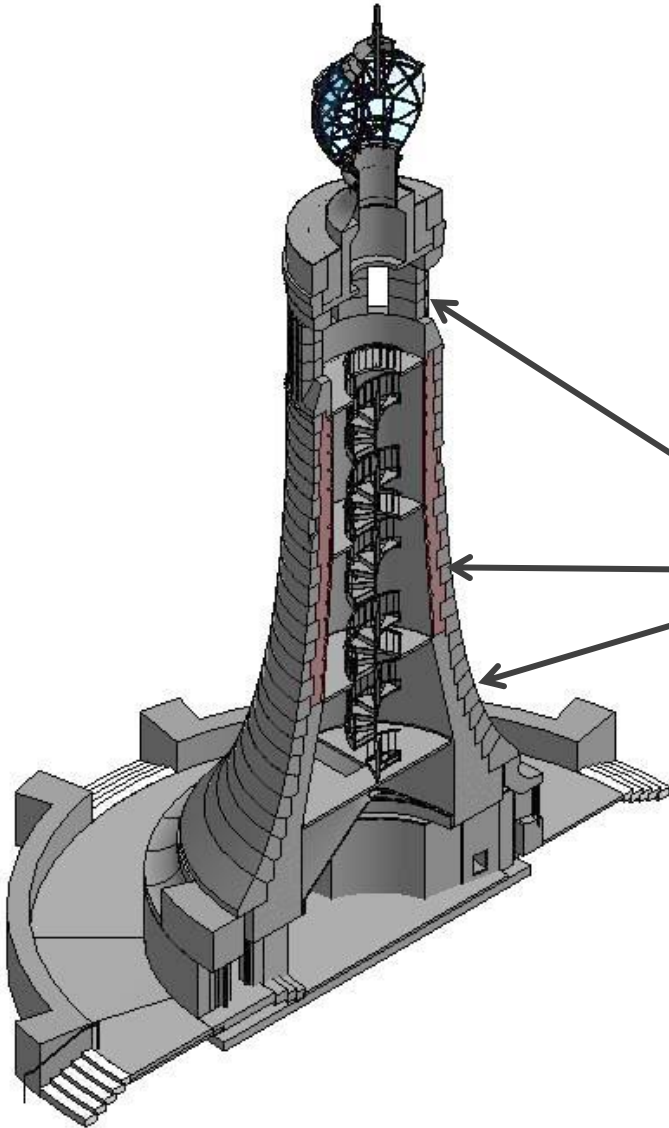
MASSACHUSETTS DEPARTMENT OF
CONSERVATION AND RECREATION

Memorial Chamber—Before and After



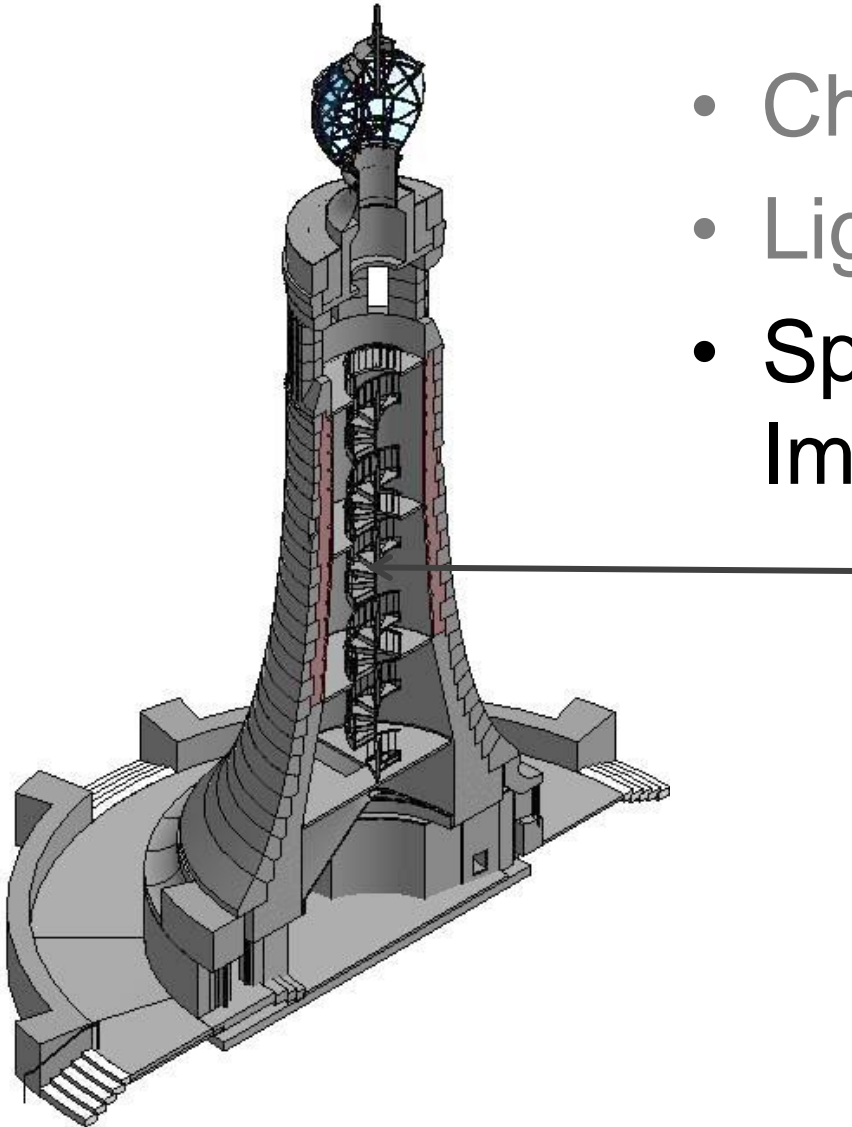
Proposed Repairs & Improvements

- Chamber Finishes
- Light Fixtures (Wall / Ceiling)



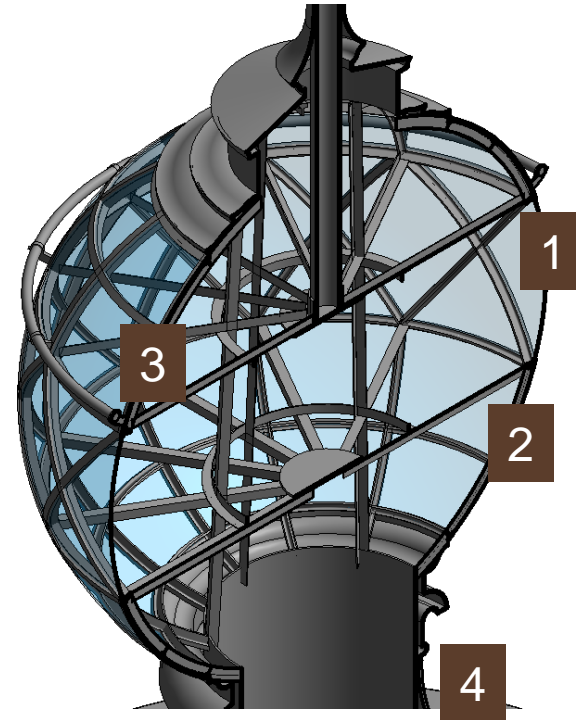
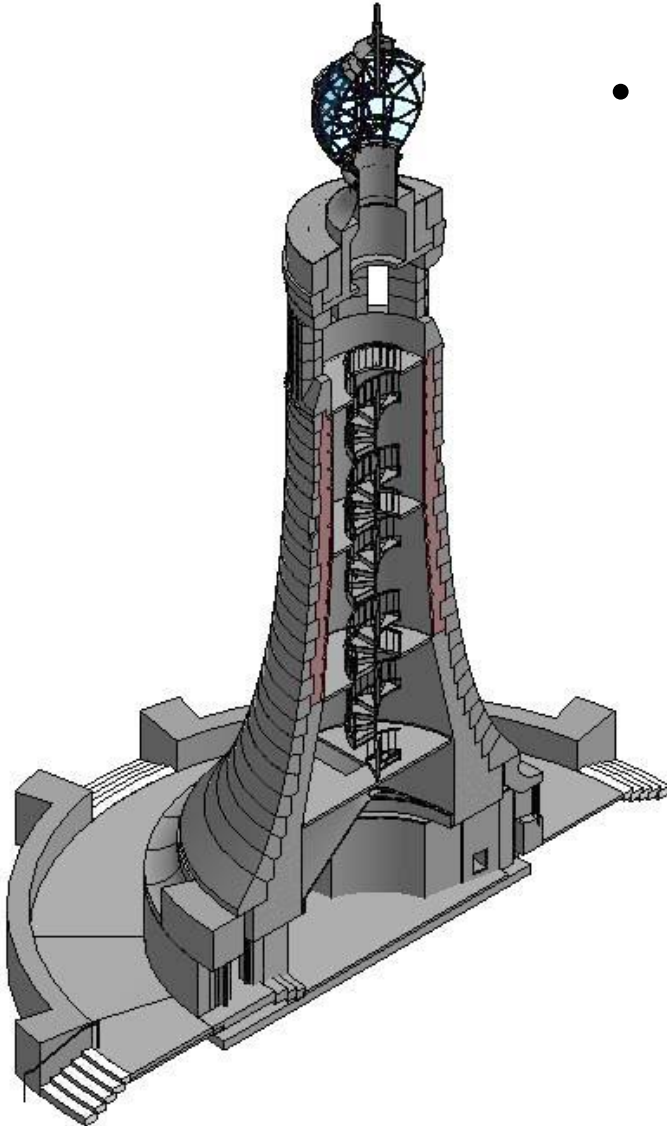
Proposed Repairs & Improvements

- Chamber Finishes
- Light Fixtures (Wall / Ceiling)
- Spiral Stair Railing Improvements



Proposed Repairs & Improvements

- Globe Repairs: Replace panels (1); Reseal mullions (2); New LED lights (3); Repair flashing (4)





MASSACHUSETTS DEPARTMENT OF
CONSERVATION AND RECREATION

Project Contractor

Allegrone Construction Co., Inc.

PROJECT TEAM

Project Executive

James W. Culliton, *Principal*

Project Manager

Bryan R. Culliton

OUR COMPANY

Privately held corporation and four generation family-operated business since 1921.

Construction Manager and General Contractor with specialized experience within adaptive reuse and *historic restoration*.

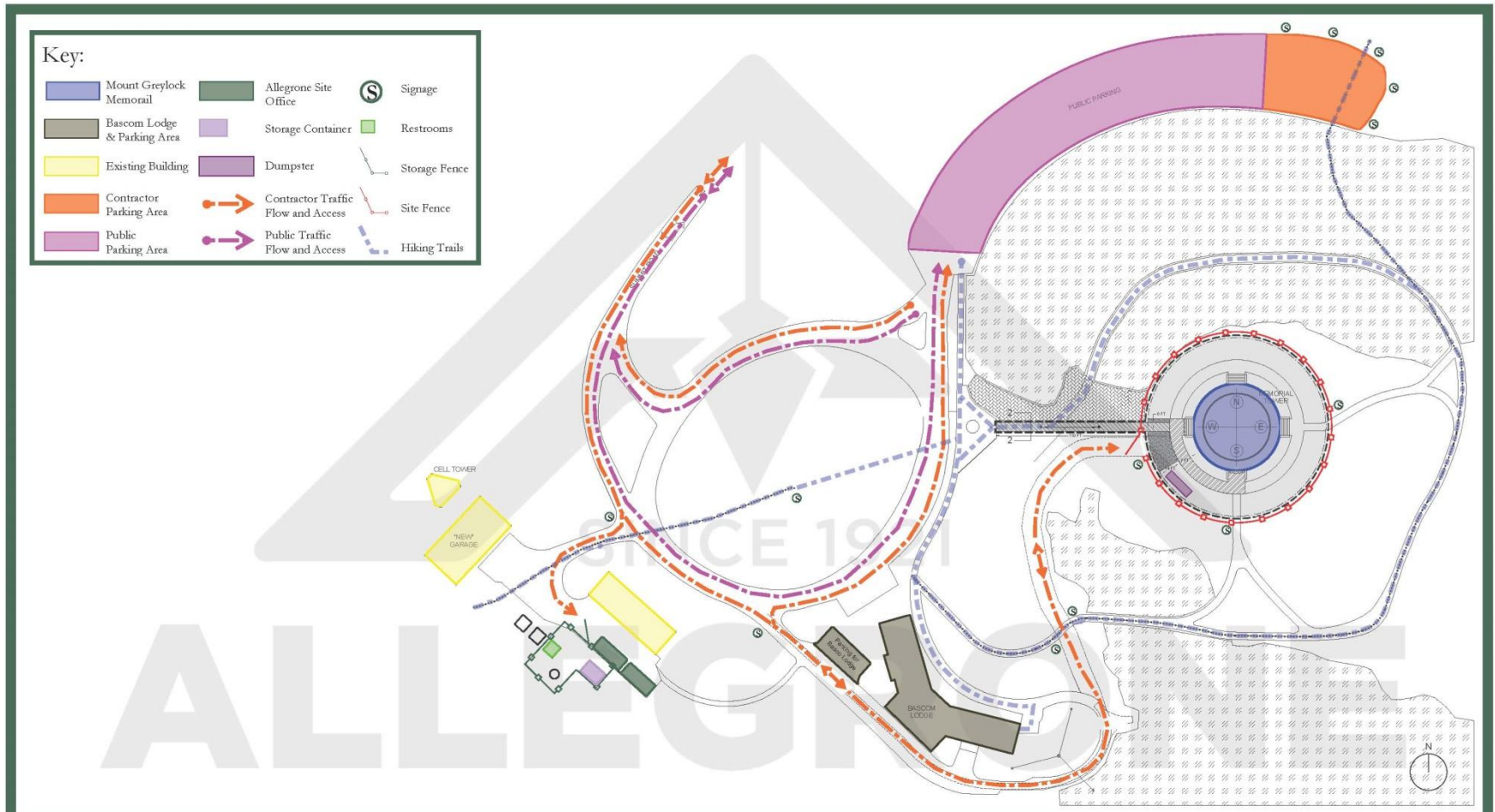




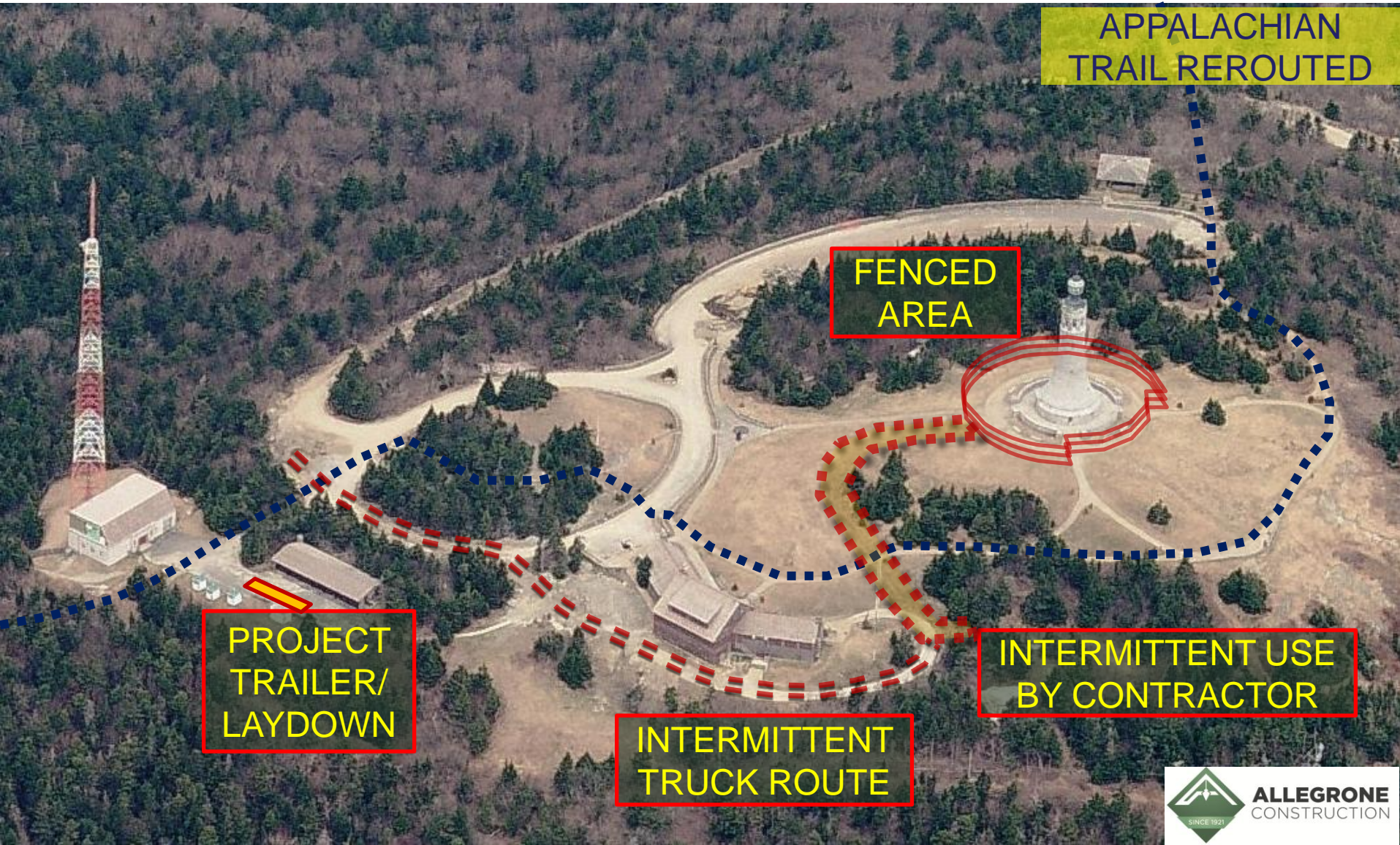
Construction Schedule



Construction Impacts: Site Logistics



Construction Impacts: Site Map



Construction Impacts

- Fencing around tower throughout construction
- Scaffolding on tower in 2016
- Construction Vehicle Access
- Construction Vehicle Parking Areas
- Office Trailers/Laydown area

Construction Mitigation

- Temporary signage
- Limitations on use of heavy equipment
- Weekly construction schedule updates on-site
- Project page on DCR website
- Emailed project updates

Interpretive Improvements

The Massachusetts Veterans War Memorial

To honor the memory of fallen heroes

This Memorial honors the men and women of Massachusetts who have given their lives in the service of the Nation.

A beacon standing on the highest point in the state, the lighted globe at the top was intended to shine every night "to honor the memory of fallen heroes." Inside the base, a memorial chamber provides a reverential space for remembering those lost and for contemplating the meaning of patriotism and shared sacrifice. At the top of a long, spiral staircase, the 93-foot high observation level offers magnificent distant views.

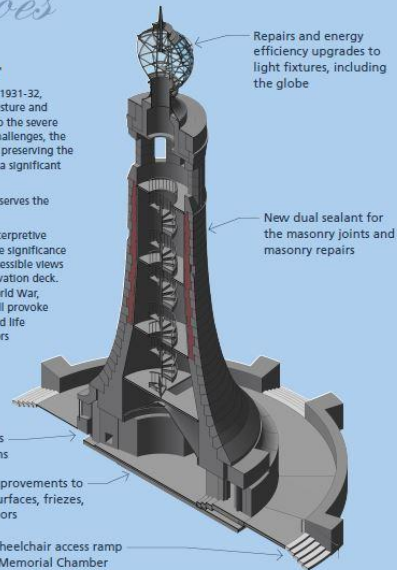
The re-opening of the tower is anticipated in 2017. Please return to experience how the Massachusetts Veterans War Memorial has been preserved for you and for future visitors.

Saving the Tower

Since its original construction in 1931-32, the tower has suffered from moisture and maintenance problems subject to the severe summit climate. Despite those challenges, the commonwealth is committed to preserving the tower as a war memorial and as a significant historic structure.

This \$2 million dollar project preserves the tower for future generations.

The project also includes new interpretive elements designed to explore the significance of the memorial and provide accessible views of the landscape from the observation deck. Now 100 years after the First World War, this additional interpretation will provide appreciation for the freedom and life so many of our soldiers and sailors gave for our nation's benefit.



Temporary panel

- Mounts on fence
- Highlights
 - Significance of Tower
 - Scope & schedule for repairs



Interpretive Improvements

- Photographs to convey tower views to all visitors
- Panels to be located along terrace level, leaving the memorial chamber a solemn, contemplative space
- Maximize universal access
- Enhance understanding of tower's memorial function



Q & A / Discussion



MASSACHUSETTS DEPARTMENT OF
CONSERVATION AND RECREATION

Additional Information

For more information, see

<http://www.mass.gov/eea/agencies/dcr/public-outreach/public-meetings/>

Project Website

<http://www.mass.gov/dcr/mount-greylock-summit-improvements>

If you have questions or concerns about this project or would like to subscribe to a DCR general information or project-specific listserv, please email Mass.Parks@state.ma.us, call 617-626-4973, or write to the Department of Conservation and Recreation, Office of Community Relations, 251 Causeway Street, 9th Floor, Boston, MA 02114.